

DOVER PLANNING BOARD
MINUTES OF MEETING

HELD: Tuesday, June 12, 1979
Municipal Building
Dover, N.H.

ITEM NO. 1: ROLL CALL

Members present: Chairperson Kerry Forbes, Alan Crowell, Peter Bouchard, City Manager Robert Steele and Councilmember Arnold Peters. Also present were Planning Director Timothy Sheldon and Planner Jack Donovan.

ITEM NO. 2: APPROVAL OF 5/10/79 MINUTES

Moved by Crowell, seconded by Bouchard, to approve the minutes as written.
U.A.

ITEM NO. 3: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF GEORGE AND VIVAN TSIMEKLES, ASSESSOR'S MAP A, LOT 28 ON UPPER SIXTH STREET.

This subdivision was explained by Mr. Sheldon. WSPCC has been received by the Planning Department.

Mr. George Tsimekles, applicant, spoke in favor of the subdivision.

Moved by Crowell, seconded by Bouchard, to approve the subdivision as submitted subject to the following conditions:

1. Payment of Filing Fee to the Planning Department
2. Receipt of Driveway Permit (before a Building permit can be issued)
3. City Septic System Approval.

U.A.

ITEM NO. 4: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF JOHN KOHR, ASSESSOR'S MAP B, LOT 21 ON UPPER SIXTH STREET.

Mr. Sheldon explained this subdivision.

Mr. Ken Morin, applicant, spoke in favor of the subdivision.

Mr. John Kohr spoke in favor of the subdivision but questioned the possibility of altering the subdivision at some later date?

Mr. Greg Koutrelakos spoke against this proposal, as he questioned the right of using a private right-of-way to service more than two (2) dwelling units as the present law requires.

Moved by Crowell, seconded by Peters, to deny the application as submitted as it does not comply with the regulations of the Subdivision Ordinance, Section 20-B:11.12.
U.A.

ITEM NO. 5: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF JAMES C. CALIENDO, ASSESSOR'S MAP M, LOT 82C ON MIDDLE ROAD.

The subdivision was explained by Mr. Sheldon. WSPCC has been received by the Planning Department.

- Mr. James Caliendo spoke in favor of the subdivision.
- Mrs. James Caliendo spoke in favor of this subdivision.
- Mrs. Jane Flanagan spoke in favor of this subdivision.
- Mr. Harry Flanagan spoke in favor of this subdivision.

Moved by Bouchard, seconded by Peter, to approve subdivision as submitted with the following conditions:

1. Receipt of Filing Fee by the Planning Department.
2. Receipt of Driveway Permit.
3. City Septic System Approval.

U.A.

ITEM NO. 6: PUBLIC HEARING ON THE MINOR SUBDIVISION OF LANDS OF CHARLES AND GOLDIE DAY, JR. ASSESSOR'S MAP E, LOT 22 ON UPPER SIXTH STREET.

Mr. Sheldon explained the subdivision application. He read a letter from the applicant dated June 11, 1979 in reference to the proposed demolition of a building situated on Lot #2 (ten acre parcel) that lies within the sideyard setback requirement of the Zoning Ordunance. Mr. Sheldon also stated that a building on Lot #1 is in violation of the same setback violation and that the applicant has made an application to the Zoning Board of Adjustment for a waiver.

- Mr. Charles Day spoke in favor of this subdivision.
- Mrs. Goldie Day spoke in favor of this subdivision.
- Mr. Thomas Allan spoke in favor of this subdivision.
- Mrs. Alta Hartdorn spoke in favor of this subdivision.
- Mr. George Niles, an abuttor, spoke in favor of this subdivision.

Moved by Bouchard, seconded by Crowell, to approve the subdivision as submitted with the following conditions:

1. Receipt of a variance from the Zoning Board of Adjustment in reference to the sideyard setback as mentioned above.
2. Building on Lot #2 is to be demolished as per letter from the applicant dated June 11, 1979. The building is to be demolished by October 1. 1979.

ITEM NO. 7: PUBLIC HEARING ON THE MAJOR SUBDIVISION OF LANDS OF DIAMABRO REATLY, INC. ASSESSOR'S MAP 40), LOT 35 ON WILLARD STREET.

Mr. Sheldon explained this major subdivision stating that although there were only three new lots proposed, the action of extending the City street and the related utility lines certainly warrants review as a "major" subdivision.

ITEM NO. 7 Continued

Mr. Dimambro spoke in favor of this subdivision.

Mrs. Alta Hartdorn spoke in favor of this subdivision.

Mr. Francis Adams, an abuttor, is in favor of this subdivision but would like to be apprised of the proposed buildings design and costs. Cost= \$55,000.

Ms. Helen McCrone quetioned the building setback standards as they apply the rear yards of the proposed lots.

Mr. David Fatterrer, an abuttor questioned the concept behind a "force main".

Discussion by the Planning Board followed and the observations listed below were considered to be in need of an answer.

1. Positive drainage must be shown down to the existing catch basins.
2. The proposed force main shall be delineated as being "Private". This should also be recorded in any deeds that need be drafted.
3. The road cross-section does not comply with the City Specifications.
4. The cul-de-sac island shows no landscape provisions.
5. Before the force main or any other "in ground" improvements (service and utility improvements) are constructed in the City's roads, the City Engineer should be contacted and a bond of an appropriate monetary value should be set.
6. Fire Chief should be contacted for the placement of a fire hydrant, only if considered appropriate.
7. A profile of the road is needed.
8. A driveway permit will be required before a Building Permit will be issued to any of the building lots.
9. The building setback lines shown on the plot plan do not conform with the newly revised Zoning Ordinance.

Moved by Crowell, seconded by Peters, to table the subdivision plan until the applicant could address the above-referenced issues. U. A.

ITEM NO. 8: OLD BUSINESS

A. Jensen's Trailer Park - Rebonding of Project. This item was removed.

B. Tamposi/Lehoullier - Waiver of underground electric service.

Mr. A. Grimes spoke against the request.

Moved by Bouchard, seconded by Peters, to deny the request for waiver.

U. A.

ITEM NO. 9: NEW BUSINESS

A. Calderwood - Condominium Petition. Mr. Sheldon explained the requests made in the petition and added that the City Council had referred it to the Planning Board as we were in the process of recodifying the Zoning Ordinance.

Moved by Peters, seconded by Crowell, to direct the Planning Director to send a letter back to the City Council informing them that the recently approved residential recodification of the Zoning Ordinance more that adequately addresses the requests made in the petition and that the Board stands firmly behind the new zoning strategy. U. A.

B. Marsha Keller, Strafford Regional Planning Commission. Mrs. Keller presented a critique of the on-going planning activities involved with the presently defunct Coastal Zone Management Program (CZM). She explained that her office is responsible for writing a document that assesses the City's development regulations and environmental protection ordinances. She wishes to have a draft document for the Board's review by the end of June.

NOTE: The Planning Board members present requested the Chairperson to send a letter to the Mayor and City Councilmembers and Lois Schofield in reference to an apparent violation of Ordinance 6-79 of the Administrative Code.

ITEM NO. 10: ADJOURNMENT

Moved by Bouchard, seconded by Crowell to adjourn. 9:00 p.m.